



3 Delderfield, Leatherhead, Surrey, KT22 8UA

Asking Price £799,950





- EXTENDED & DETACHED FAMILY HOME
- TWO/THREE RECEPTION ROOMS
- CLOAKROOM
- FAMILY BATHROOM
- DRIVEWAY PARKING
- OVERLOOKING RESIDENTS GREEN
- STUNNING KITCHEN/BREAKFAST ROOM
- FOUR/FIVE BEDROOMS
- REAR GARDEN WITH WESTERLY ASPECT
- IDEALLY LOCATED FOR LOCAL SCHOOLS



## Description

Located overlooking a pleasant residents green, this detached family home has been extended to provide flexible accommodation ideal for family living.

A covered entrance porch leads to a generous entrance hall beyond with dual purpose use as a study area if desired. The main living room has views over the residents green and leads through to a wonderful open plan kitchen/breakfast room extension with patio doors to the garden. This area has been carefully considered to include integrated appliances, kitchen island and velux style windows providing superb natural daylight. A separate double aspect reception room with doors to the garden benefits from stairs to a galleried area, currently used as a bedroom but could be an additional study or hobby area.

Upstairs, there are four bedrooms which are served by a family bathroom and access hatch to loft space.

Outside, the property enjoys a westerly aspect and benefits from a detached garden room, covered side storage, part-covered patio area and driveway parking.



## Situation

The property is situated in a location convenient for highly regarded schools both state and private, including Downsend, West Ashted, St Andrew's and St Peter's nearby.

Shopping facilities close to hand include independent retailers on The Street in Ashted and Leatherhead, with services to London Waterloo and Victoria. Junction 9 of the M25 is within easy reach providing access to Heathrow and Gatwick International Airports.

The area abounds with acres of Greenbelt countryside within walking distance, ideal for walks, cycling and horse riding. Further recreational pursuits include golf at Tyrrells Wood and the RAC Country Club at Woodcote.

### Tenure

Freehold

### EPC

D

### Council Tax Band

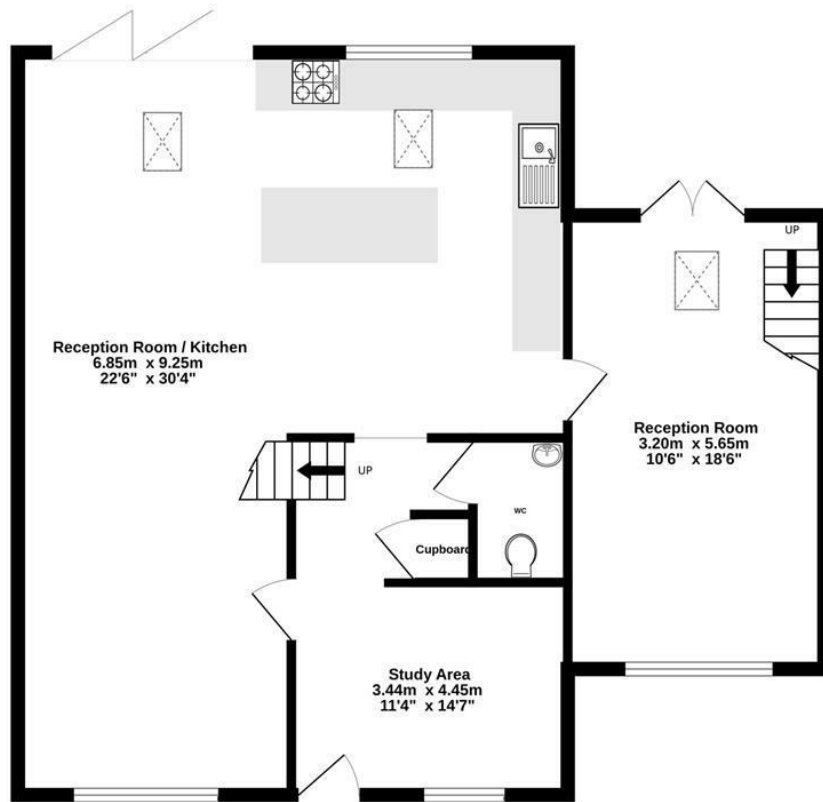
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### Residents Green

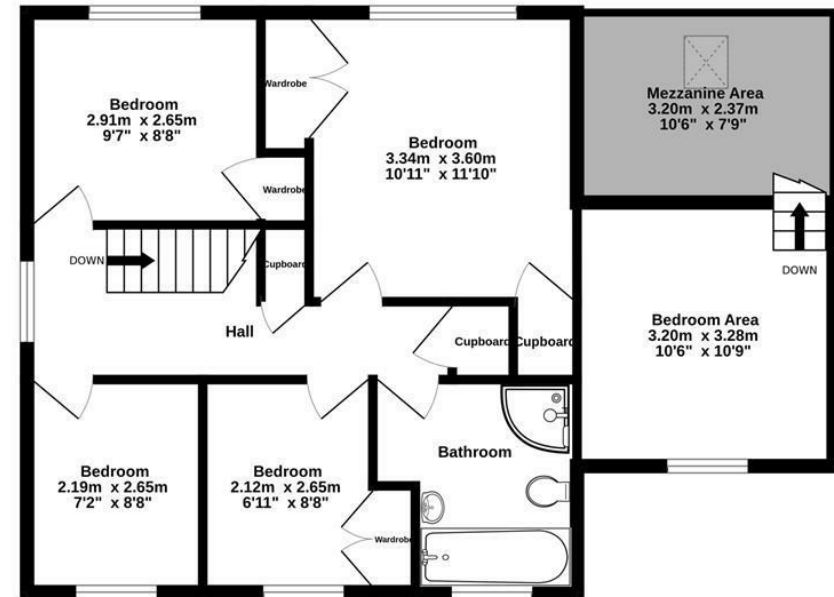
£50 per annum currently when paid promptly.

### Fee

Ground Floor  
81.3 sq.m. (875 sq.ft.) approx.



1st Floor  
59.9 sq.m. (645 sq.ft.) approx.



TOTAL FLOOR AREA : 141.3 sq.m. (1520 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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